

Environmental Assessment

Registration Document

Submitted by:

Spruce Brook Farms (TBI)
632 Logy Bay Rd.
Logy Bay, NL
A1K 3B3

June 2012

Table of Contents

Name of Undertaking:	3
Proponent:	3
The Undertaking:	4
Description of the Undertaking:	4
i. Geographical Location	4
ii. Physical Features	4
iii. Construction.....	4
iv. Operations.....	5
v. Occupations.....	6
vi. Project Related Documents	6
Approval of the Undertaking:.....	6
Schedule:.....	7
Funding:.....	7

**REGISTRATION PURSUANT TO SECTION 49 OF
THE ENVIRONMENTAL PROTECTION ACT**

Name of Undertaking: Spruce Brook Raspberry Farm

Proponent:

- i. Name of Corporate Body: Spruce Brook Farms Ltd. (TBI)
- ii. Address: 632 Logy Bay Rd.
Logy Bay, NL
A1K 3B3
709-682-8985
- iii. Chief Executive Officer: Mr. David Walsh
632 Logy Bay Rd.
Logy Bay, NL
A1K 3B3
709-682-8985
- iv. Principal Contact: Mr. David Walsh
632 Logy Bay Rd.
Logy Bay, NL
A1K 3B3
709-682-8985
dwalsh27@hotmail.com

The Undertaking:

i. Nature of the Undertaking

Mr. David Terrence Walsh of Logy Bay, Newfoundland and Labrador is presently seeking a License to Occupy from the Lands Division, Department of Environment and Conservation to develop and operate a Raspberry Farm on 5.9 hectares (14.9 acres) in the Spruce Brook area. A small amount of vegetables will also be produced.

ii. Purpose/Rationale/Need for the Undertaking

The majority of soft fruit in Newfoundland is shipped in from outside the province. This undertaking will provide a supply of fresh fruit during the summer season to local residents and help increase the provinces food security. It will also make use of good arable land that is currently not productive.

Description of the Undertaking:

i. Geographical Location:

The proposed undertaking is located near the community of Spruce Brook, NL, approximately 8 km north-east of Gallants, NL and 27 km SW of the City of Corner Brook, NL. Access is from a paved highway leaving from the Trans-Canada Highway to Gallants and then by forest access road to Spruce Brook. Spruce Brook is considered part of the Harry's River System.

The location is a flood plain area 350 metres upstream on Spruce Brook from George's Lake. A 15 metre buffer is present between the parcel and Spruce Brook. It is 600m northwest of the community of Spruce Brook, NL, an unincorporated community.

ii. Physical Features:

The site is comprised of a natural flood plain gently sloping (1-3%) from north to south. It is bordered by Spruce Brook to the south. The area is underlain by mineral soil. This in turn, is underlain by fluvial/glacial fluvial sands and gravels ranging in size from medium to fine grained sand to poorly sorted boulder gravel.

iii. Construction:

Subject to final design, work is to be carried out over several years with a total of 14 acres of raspberry fields to be developed, at a rate of 4 acres per annum. Fields will be developed with Environmental Guidelines for Horticultural Producers (2002, Dept

Spruce Brook Farms of Natural Resources). Land clearing will also be carried out under established guidelines.

Construction will consist of:

- Land clearing of trees and brush which will be piled into windrows. These windrows will be left to decompose and then spread back over the fields,
- Construction of 300m of farm access roads,
- Ditching of fields and construction of 2 small sediment ponds for erosion prevention,
- On-farm drip irrigation system,
- 10 X 20 metre storage building
- Trellis system for supporting canes.

The potential sources of pollutants during the construction period are associated with machinery diesel fuel and lubricants. Machinery such as farm tractors, excavators, and dump trucks will be refuelled and lubricated on mineral soil - off the construction site. Refuse and human waste will be disposed and addressed using procedures specified by the Department of Environment and Conservation. A pit privy will be constructed during the construction phase and will be replaced at a later date by a septic field.

iv. **Operations:**

The long term goal of the raspberry farm is to have efficient and sustainable operations while maintaining sound environmental practices. No resource conflicts are expected throughout the life of this development.

Irrigation will be a drip system which slowly distributes water at the base of the row of canes. This greatly reduces water use and practically eliminates erosion. Fertilizer and other chemicals will also be distributed through this system, reducing the amount needed and preventing excess from entering the ground water. Raspberry plants can be productive for 10 years so traditional land cultivation (plowing, tilling) will only be done on field establishment, further reducing chances for erosion. Water use will be initially from Spruce Brook until a small reservoir is constructed on site and is expected to be 10000 m³ per week maximum during the summer months.

Agricultural operational procedures will be consistent with appropriate environmental standards for sustainable agriculture.

Potential contaminants during the operational period will include: Common chemicals used during raspberry operations within Newfoundland and Labrador includes the following registered products:

- Herbicides; Devrinol, Roundup, Princep Nine-T, Gramoxone
- Insecticides; Sevin, Diazinon

Spruce Brook Farms

- Fungicides; Ridomil, Maestro 80DF
- Fertilizers; 10-16-18/100lbs/acre

These products will only be used as needed.

Other potential sources of pollutants during operations include the same as the construction period associated with machinery fuel and lubricants. Machinery such as farm tractors and excavators will be refuelled and lubricated on mineral soil - off the construction site. Refuse and human waste will be disposed and addressed using procedures specified by the Department of Environment and Conservation.

v. Occupations:

Occupation	NOC	Full/Part-time	Length	# of Personnel
General Manager	8251	Full	Permanent	1
Grower	8431	Full	Permanent	1
Pesticide Applicator	8431	Part	Seasonal (3-4 weeks- upon full capacity)	1
Labourers	8431	Full	Seasonal (4-6 weeks)	(4 - 6)
Equipment Operator	7421	Full	Seasonal (12 weeks over 3 years during construction)	1
Electrician (Contractor)	7241	Part	Contract (1 week?)	1
Mechanic (Contractor)	7312	Part	Service as required	1

Spruce Brook Farms practices employment equity.

vi. Project Related Documents:

Crown Land Application # 140715, in progress.

Approval of the Undertaking:

Following is a list of main permits, licenses and approvals required for this project.

Approval/Certification/License/Permit

Environmental Registration
Environmental Assessment Approval
Crown Land

Authority

Environment and Conservation
Environment and Conservation
Environment and Conservation

Spruce Brook Farms

Fuel Storage & Handling.
Pesticides (applicator/Operator)
Water Use License
Septic Plan Approval
Electrical
Workers Health and Safety Compensation

Government Services
Environment and Conservation
Environment and Conservation
Government Services
Government Services
Workplace Health Safety and compensation
Commission

Schedule:

The earliest construction start date is September 2012, latest being December 2012. Construction will then be conducted over several years.

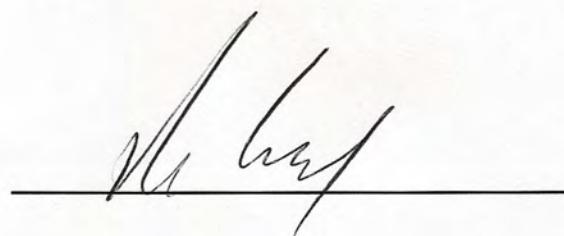
- a. Year 1 - Start as soon as land, finances and machinery are secured, commencing to develop 4 acres of raspberry fields.
- b. Year 2 - Develop 4 acres of raspberry fields and 2 acres of vegetable plots.
- c. Year 3 - Develop 4 acres of raspberry fields.

Funding:

Funding is required to complete the project. Grant funding will be sought from the Dept. of Natural Resources under Growing Forward 2 Program or the Agricultural Assistance Program. Typical cost of raspberry field establishment is \$6000 per acre. Machinery and building costs are expected to be \$100,000.

12 Jun 12

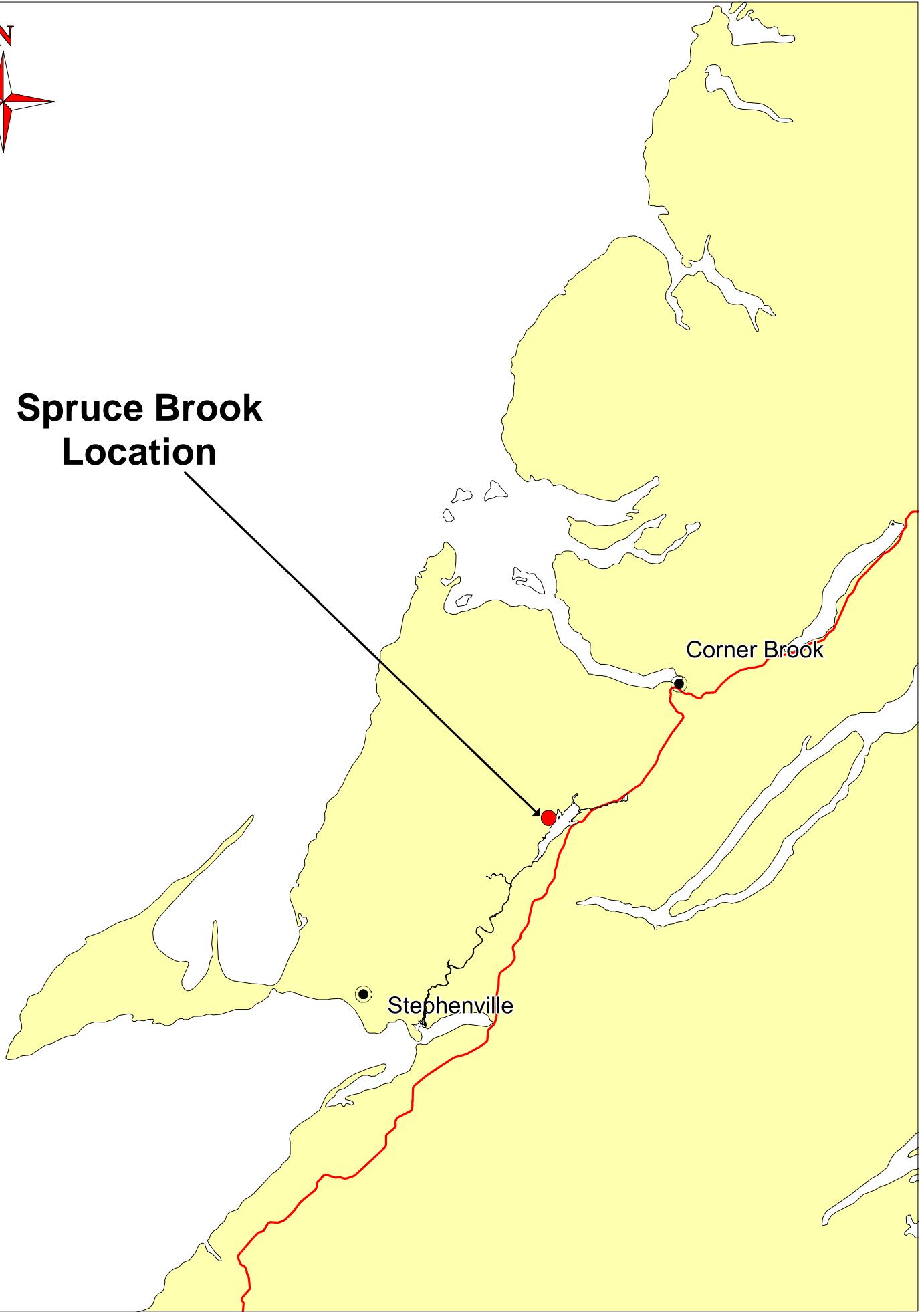
Date

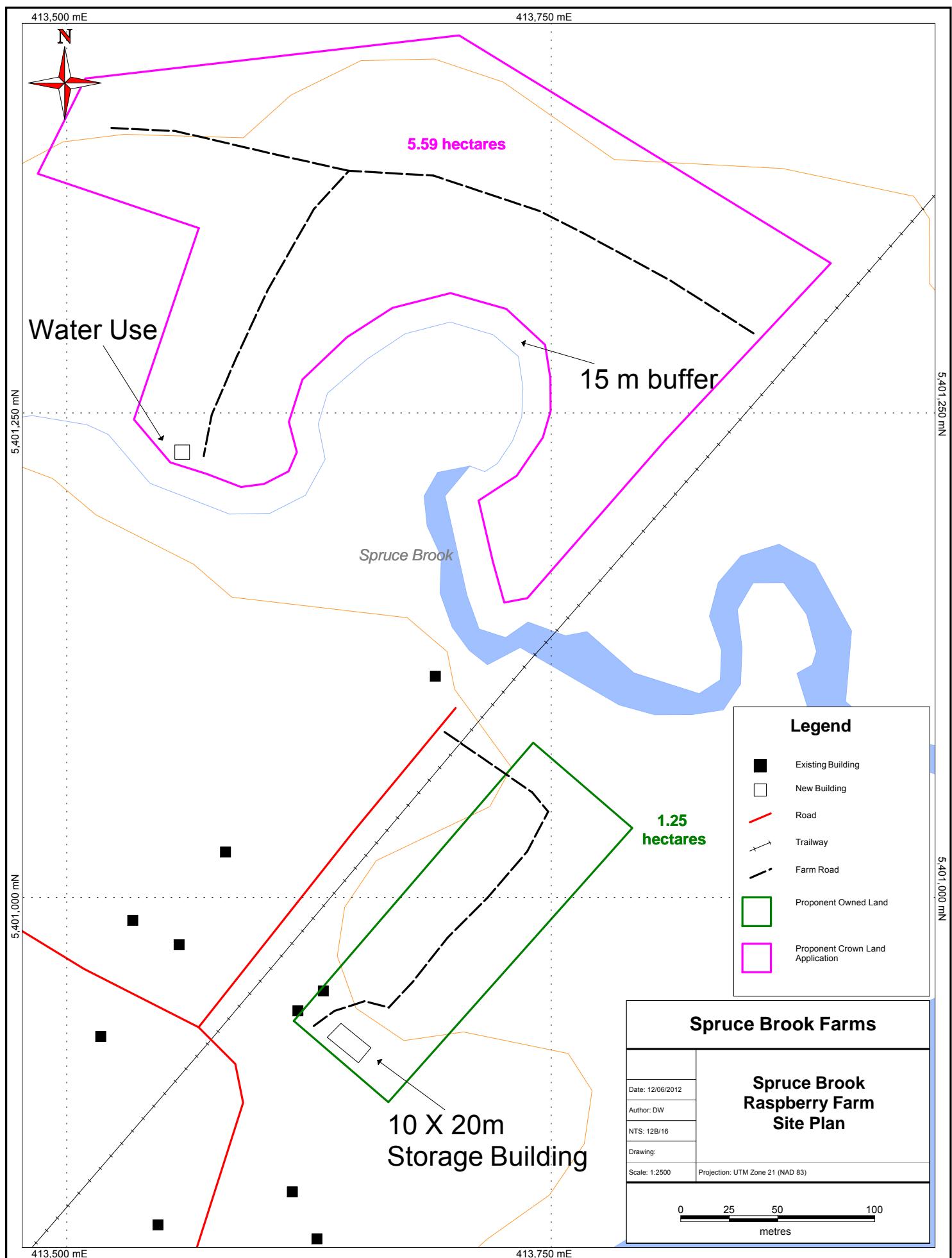


David Walsh (CEO)



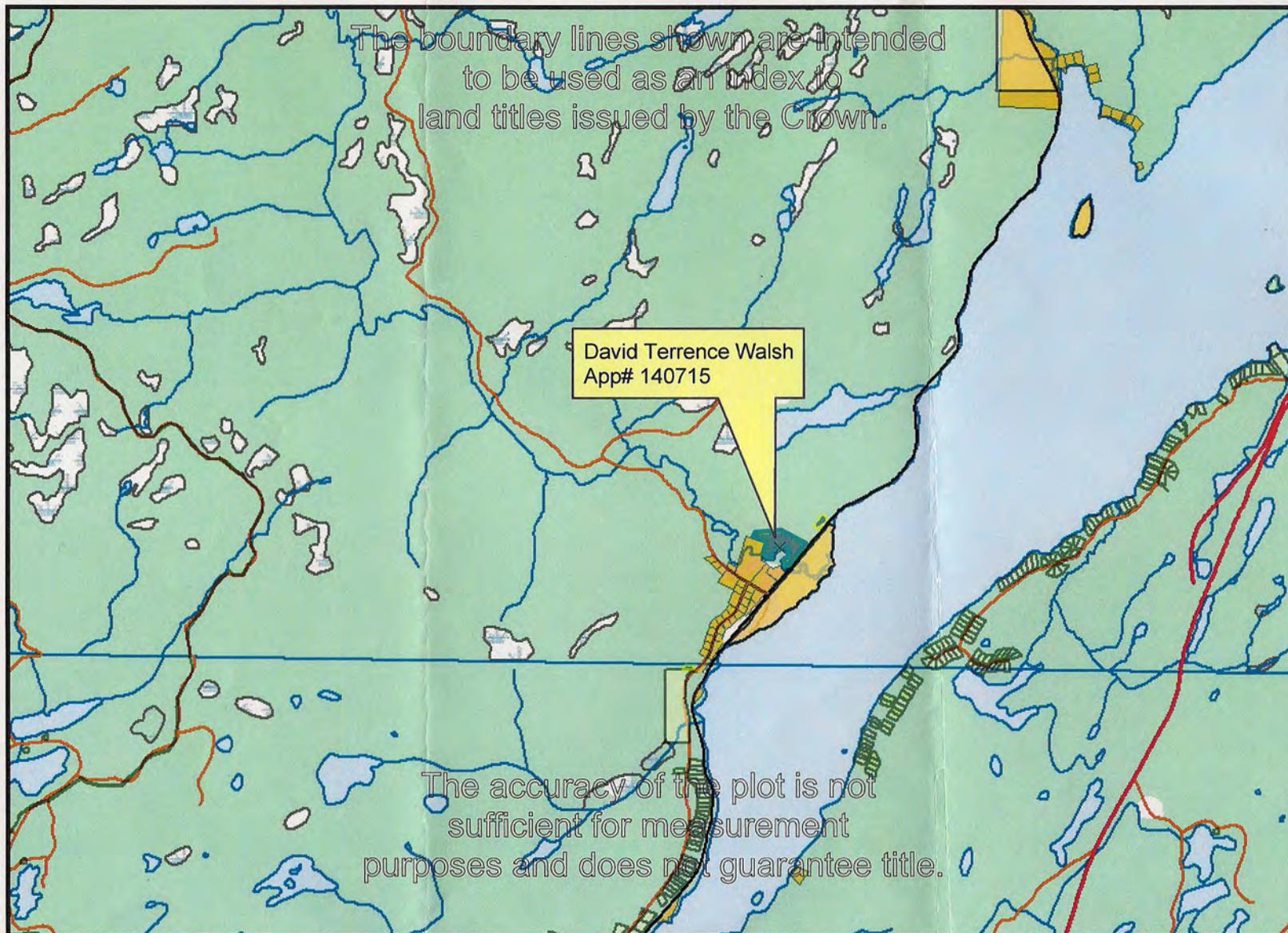
Spruce Brook Location





Government of Newfoundland & Labrador

Department of Environment & Conservation



NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map sheet are asked to contact the Crown Titles Mapping Section, Howley Building Higgins Line, St. John's Newfoundland.

Users finding error or omissions can contact the Crown Titles Mapping Section by telephone at 729-0061. Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

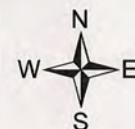
The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact a Regional Lands Office.
Corner Brook - 637-2387
Gander - 256-1400
Goose Bay - 896-2488
St. John's - 729-2654
Clarenville - 466-4074

Scale 1:50,000

Compiled on Apr 20, 2012

0 550 1,100 1,650 2,200 2,750 3,300 3,850 4,400 Meters



Crown Lands Division